



To speak with an
ENERGY STAR
Representative,
call the toll free
ENERGY STAR
Hotline at
1-888-STAR YES
(1-888-782-7937)
or contact:

Director
ENERGY STAR
Buildings
US EPA (6202J)
401 M Street, SW
Washington, DC
20460

[HTTP://www.epa.gov/buildings](http://www.epa.gov/buildings)

AN ENERGY STAR BUILDINGSSM AND GREEN LIGHTS[®] CASE STUDY FOR Bank of America

Project Director

Marty Stein,
Vice Chairman

Partner Since

1991

Total Committed Square Footage

15.8 million

Location

San Francisco, CA

"The corporation's environmental program is dedicated to demonstrating the fundamental link between a strong economy and a healthy environment."

– Marty Stein,
Vice Chairman



Bank of America, whose traders move more money each day than the New York Stock Exchange, knows the value of energy efficiency.

Joining the U.S. Environmental Protection Agency's (EPA) ENERGY STAR BuildingsSM and Green Lights[®] Partnership was a wise decision for Bank of America. The company discovered that the partnership's strategy closely mirrored its own energy efficiency efforts, saved money, and also provided useful resources and communication tools to highlight its energy efficiency and pollution prevention efforts within the company and with its customers.

Bank of America began with lighting upgrades in nearly 13 million square feet of its retail branches, administrative office buildings, and data centers, under its Green Lights agreement. The company took a three-pronged implementation approach. First, it modified its construction standards for its new and old buildings. Then, it surveyed its

		Progress to Date
Project Costs	Total Expenditures	\$12,299,394
	Dollars Per Square Foot	\$0.95
	Total Square Footage Upgraded	12,952,440
	Percent Upgraded	100% - Lighting
Cost Savings	Annual Dollar Savings	\$3,848,939
	Dollar Savings Per Square Foot	\$0.26
	Internal Rate of Return (IRR)	36%
Energy Savings	Annual kWh Savings	42.6 million
Pollution Prevention	Annual Carbon Dioxide (lbs.)*	43 million
	Equivalent Cars off the Road	4,291
	Equivalent Acres of Trees Planted	5,890





largest buildings and upgraded its lighting to new, energy-efficient lighting.

As a result of its Green Lights efforts, Bank of America started to see savings every month that totaled \$4 million annually. This energy savings alone reduced community carbon dioxide emissions by 43 million pounds—the equivalent of planting about 6,000 acres of trees.

Based on the success of its Green Lights upgrades, Bank of America joined EPA's ENERGY STAR Buildings Partnership, a five-stage strategy for upgrading whole-building operating efficiency. The company committed to upgrading five pilot buildings over a period of two to three years.

During the initial survey of the pilot buildings, Bank of America found their chillers were old and oversized. By replacing them with more efficient ones, the company saved energy and operating costs. When completely upgraded, these buildings will yield about \$750,000 in savings.

Reinvesting its savings into more ENERGY STAR Buildings upgrades, Bank of America plans to develop energy management systems and conduct energy-efficient upgrades in 2,000 of its facilities.

In addition to increasing its own facilities' energy efficiency, Bank of America is a member of the U.S. Green Building Council (USGBC), which encourages companies to upgrade their building technologies. Bank of America also was featured in "Green Bottom Line," an in-flight informational video aired by various U.S. airlines throughout the summer 1997. The video encourages businesses to join Bank of America in the ENERGY STAR Buildings and Green Lights Partnership.

In recognition of its achievements, EPA named Bank of America the 1997 Large Corporation Partner of the Year. Bank of America realizes the economic and environmental benefits of energy efficiency.